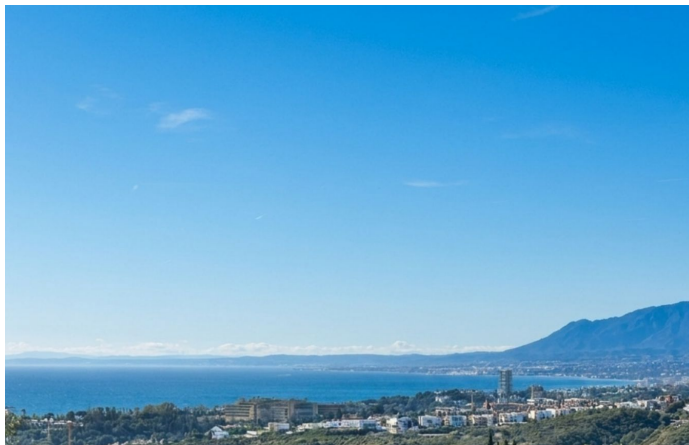




House in Marbella

Bedrooms

5

Bathrooms

4

Built

345m2

Plot

1300m2

R5440210

House

Marbella

3.695.000€

Fully Renovated Designer Villa with Sea Views in El Rosario, Marbella East. This elegant contemporary villa, fully renovated and ideally located in El Rosario, one of the most established and sought-after residential areas of Marbella East. Enjoying a desirable south-west orientation and set within a peaceful and private environment, the property boasts beautiful sea views and excellent access to beaches, golf courses, international schools and all essential amenities. Designed to maximise natural light and embrace the Mediterranean lifestyle, the villa offers bright interiors, high-quality finishes and generous indoor and outdoor living spaces. Distributed over two levels, the property comprises five bedrooms, four bathrooms and a guest toilet. The spacious open-plan living and dining areas flow seamlessly into a sophisticated designer kitchen, creating a stylish yet welcoming atmosphere. Large floor-to-ceiling security windows flood the interiors with natural light and provide direct access to expansive terraces, perfectly suited for year-round enjoyment of Marbella's exceptional climate. The outdoor spaces have been thoughtfully designed for both relaxation and entertaining, featuring a private swimming pool, beautifully landscaped gardens and generous terraces ideal for al fresco dining and outdoor living. The villa also benefits from private outdoor parking for two vehicles and enjoys a peaceful residential setting that ensures both privacy and comfort. Equipped with underfloor heating throughout, an energy-efficient athermal system, pre-installation for solar panels and home automation technology, the

property combines modern convenience with exceptional comfort while offering excellent energy efficiency and future sustainability. El Rosario further benefits from private security, providing residents with an added sense of exclusivity and peace of mind. Thanks to its prime location, sea views, premium specifications and outstanding energy features, Villa Horizonte represents an exceptional opportunity as a permanent residence, holiday home or investment in one of Marbella East's most desirable neighbourhoods. Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser's personal circumstances. The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees. Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law). Total estimated cost for the purchase: 4.064.500 €. This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser. Estate agency fees are payable by the seller.

ERE

Barbeque
Double Glazing
Lift
Private Terrace

Barbeque
Ensuite Bathroom
Near Church
Staff Accommodation

Domotics
Fitted Wardrobes
Near Transport
Storage Room